



MINUTES
planNANAIMO ADVISORY COMMITTEE
MEETING HELD TUESDAY, 2010-APR-20 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET

PRESENT:

Bill Holdom, Chair
Sarah Boyd
Chris Erb
Ric Kelm
Ralph Meyerhoff
Nadine Schwager
Joan Wagner

Brian Anderson
Allan Davidson
Jane Gregory
Shirley Lance
Pete Sabo
Randall Taylor

REGRETS:

Carey Avender
John Hofman
Michael Schellinck

Michael Harrison
Darwin Mahlum

STAFF:

Deborah Jensen, Community Development Planner
Sheila Herrera, Planner, Current Planning
Cindy Hall, Recording Secretary

OTHER:

Maureen Pilcher, Maureen Pilcher and Associates
Carey Miller & Craig Weir, Meir Development Ltd.

1. Call to Order

The meeting was called to order at 5:02 pm. Pete Sabo, the new PNAC representative from School District 68 representative, was welcomed to the Committee.

2. Election of Chair

B. Holdom advised that standard Terms of Reference were recently approved by Council for advisory committees. They include a directive that committee chairs be appointed annually at the first meeting following April 1st.

D. Jensen requested nominations for Chair and Co-chair.

J. Gregory nominated B. Holdom for Chair, who accepted the nomination.

R. Meyerhoff nominated B. Anderson, who declined.

B. Holdom was declared Chair by acclamation.

S. Lance nominated B. Anderson as Co-chair. Brian accepted the nomination and was declared Co-chair by acclamation.

3. Adoption of Minutes from 2010-MAR-16

MOVED by S. Lance, SECONDED by C. Erb that the Minutes from 2010-MAR-16 be adopted. CARRIED

J. Wagner noted comments made at the 2010-MAR-16 meeting that were not included in the Minutes. The comments pertained to the need for the City's engineering department and private businesses to look at walkability and bike access when considering renovations and new construction. Examples were Terminal Park Mall where there are no bike racks, and Hammond Bay Road where there is no provision for a bike lane.

A. Davidson commented that there is a bike lane on Hammond Bay Road which is shared with the traffic lane, not the sidewalk. J. Wagner questioned whether it is well delineated.

B. Holdom stated that staff could report to PNAC on how actions pertaining to the reduction of greenhouse gases will be implemented.

4. Approval of Agenda and Late Items

MOVED by R. Meyerhoff, SECONDED by N. Schwager that the Agenda be approved with Items No. 8 and 9 being switched in order. CARRIED

5. Correspondence

None.

6. Presentations

None.

7. Information Items

a. PNAC Representatives

D. Jensen advised that the membership terms of the V.I. Real Estate Board representative (D. Mahlum), Neighbourhood Association representative (N. Schwager), and Environment Community representative (M. Schellinck) will be expiring on 2010-JUN-30. When the required actions are taken to re-fill these positions, the existing members will be notified.

8. New Business

a. Rezoning Applications

i. RA241 – 2256 Meredith Road

S. Herrera gave an overview of the application, which proposes to rezone part of 2256 Meredith Road from Single Family Residential Zone (RS-1) to Residential Triplex and Quadruplex Zone (RM-2) in order to facilitate subdivision and development of multi-family residential dwellings.

M. Pilcher gave a presentation regarding the proposal. Comments included:

- The site is centrally located and close to amenities.
- The project will consist of four separate lots, but they intend to provide a comprehensive development that will reflect the neighbourhood character.
- Single family homes will be located at the front of the two lots facing Meredith Road, and the duplexes toward the rear to develop a less intrusive street profile.
- Access details are being finalized with the City.
- The units will range in size from 1370 ft² to 1828 ft².
- Water use reduction strategies, on-site storm water management, and oil/water separators for parking lot drainage will be used in the project.
- A detailed landscape plan will be submitted through the development permit process. As this is an infill development, buffer areas will be given extra attention to address privacy concerns.
- A public information meeting will be held in May.
- The project complies with the OCP.

PNAC Comments

The Committee inquired about the rationale for the four-lot subdivision, whether a traffic study has been completed, and if the parking requirements and lot coverage comply.

M. Pilcher advised that two separate stratas will share a joint access agreement, and that dividing the lots gives them more of a single family appearance. The project exceeds parking requirements and additional property is being dedicated to Lang Crescent so that it can be widened to two lanes with a walking shoulder. A traffic study was not requested because the project is for single family housing, not multi-family. The lot coverage complies; however it is at a maximum on some lots. The floor area ratio also complies, and no variances for the project have been requested.

MOVED by C. Erb, SECONDED by S. Lance to recommend that Council approve RA241. CARRIED

The Committee requested that in future, staff report back to them on Council decisions made on recommendations put forward by PNAC for zoning amendments.

9. Old Business

a. Land Use Discussion

C. Erb brought forward concerns regarding development of specific properties, one of which was previously considered by PNAC. He stated that the mini storage development on Long Lake is “atrocious”, a poor use of valuable land, and would like to know the content of the landscape plan. The second property, at the corner of Bowen Road and Island Diesel Way, is being used for topsoil and gravel sales. This property was initially considered by PNAC to allow for Corridor use along Bowen Road. PNAC recommended against this to avoid loss of industrial lands. Is this use what PNAC really wants to see? Even though they are complying with zoning regulations, they would still have had to go through the building permit process, and would have required landscaping plans.

D. Jensen will provide information on both properties at the next meeting.

b. Terminal Park Bicycle Racks

R. Taylor advised that following the conversation regarding bike racks at the last meeting, he had contacted the owners of Terminal Park Mall. They advised that bike racks are part of the Mall’s design, and that they are looking into where they can be installed so as to not impede the tenants.

c. School District 68 Representative

P. Sabo advised that School District 68 trustees requested a School District representative be appointed to PNAC. As he works in Facilities with the School District’s Five Year Capital Plan and Facilities Plan, this position on PNAC will assist with their planning.

10. Next Meeting

The next regular meeting of PNAC is scheduled for 2010-MAY-18.

11. Adjournment

The meeting adjourned at 5:45 pm.

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